

059.B

Map

0001

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 441,600 /

USE VALUE: 441,600 /

ASSESSed: 441,600 /

Total Card /

Total Parcel

441,600

441,600

441,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		BOW ST, ARLINGTON

OWNERSHIP

Owner 1:	BLATT EMILY
Owner 2:	
Owner 3:	
Street 1:	96 BOW ST #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	GUIMOND LISA A -
Owner 2:	-
Street 1:	96-98 BOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Clapboard Exterior and 1181 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7006																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	441,600			441,600
Total Card	0.000	441,600			441,600
Total Parcel	0.000	441,600			441,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	373.92	/Parcel:	373.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	441,600	0	.		441,600		Year end	12/23/2021
2021	102	FV	428,900	0	.		428,900		Year End Roll	12/10/2020
2020	102	FV	422,500	0	.		422,500	422,500	Year End Roll	12/18/2019
2019	102	FV	430,600	0	.		430,600	430,600	Year End Roll	1/3/2019
2018	102	FV	380,800	0	.		380,800	380,800	Year End Roll	12/20/2017
2017	102	FV	347,200	0	.		347,200	347,200	Year End Roll	1/3/2017
2016	102	FV	347,200	0	.		347,200	347,200	Year End	1/4/2016
2015	102	FV	320,800	0	.		320,800	320,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUIMOND LISA A	33153-221		6/4/2001		260,000	No	No		
KRAMER LINDA	30633-456		9/7/1999		217,000	No	No		
CLARK CHERYL	26338-432		5/23/1996		125,300	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2003	954	Porch	7,000	C		G6	GR FY06	1/3 COST TO EA CON

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2021	USPS	MM	Mary M
8/16/2018	Measured	DGM	D Mann
8/31/2005	Fieldrev-Chg	BR	B Rossignol
5/6/2000		197	PATRIOT

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct

152630	
GIS Ref	
GIS Ref	
Insp Date	08/16/18
!5222!	

PRINT

Date	Time
12/30/21	01:49:56

LAST REV

Date	Time
07/19/21	09:18:05
mmcmakin	
5222	

PAT ACCT.

5222	
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ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Sign:

VERIFICATION OF VISIT NOT DATA

059.B

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